

**30 McKenzies Road, Locksley, VIC, 3665**



**Rural For Sale**

Saturday, 16 November 2024

30 McKenzies Road, Locksley, VIC, 3665

Type: Rural

## ONE OF VICTORIA'S FINEST RURAL ESTATES

LAWD is pleased to present for sale Shadow Creek, a premium rural estate situated in the picturesque Strathbogie Ranges of central Victoria.

### KEY INVESTMENT HIGHLIGHTS:

Total land area of 312\* hectares (771\* acres) across five Certificates of Titles, located within the foothills of the Strathbogie Ranges.

Accommodation includes a prestigious four-level Arizona ranch-style homestead (2,053\* square metres) consisting of five opulent bedrooms with ensuites, multiple living rooms, dining and entertaining areas, boasting 270-degree vistas across the Strathbogie Ranges and surrounding countryside. The homestead is surrounded by landscaped gardens and features a 25\* metre lap pool and various alfresco dining/entertaining areas.

Further accommodation includes an architecturally designed four-bedroom guest house as well as a fully self-contained one-bedroom unit.

Outstanding working improvements include quality undercover steel cattle yards, a large machinery shed and a helipad. Currently utilised for the breeding and fattening of Black Angus cattle (400\* head) with the potential for a variety of agricultural pursuits including prime lamb, wool, equine, viticulture and horticulture or an ultra-luxurious farm stay health retreat.

Benefitted by productive soil types consisting of grey, brown and black sandy clay loams which are renowned for their excellent soil fertility, excellent climate and reliable rainfall (average annual rainfall of 700\* millimetres).

Secure water is sourced from a large 10\* acre catchment dam and frontage to Reedy Creek (1.6\* kilometres) and Larry's Hut Creek (1.1\* kilometres).

An all-weather internal roadway system provides efficient access for the movement of livestock, machinery and heavy transport.

Fencing construction consists of black timber posts and rails throughout with a Gallagher electric fencing system servicing the entire property.

Situated in the well-regarded Strathbogie Ranges region of central Victoria, one of Victoria's premium lifestyle and agricultural regions, 10\* linear kilometres east of Avenel, 25\* linear kilometres north-east of Seymour and 110\* linear kilometres north of Melbourne.

For Sale by Private Treaty